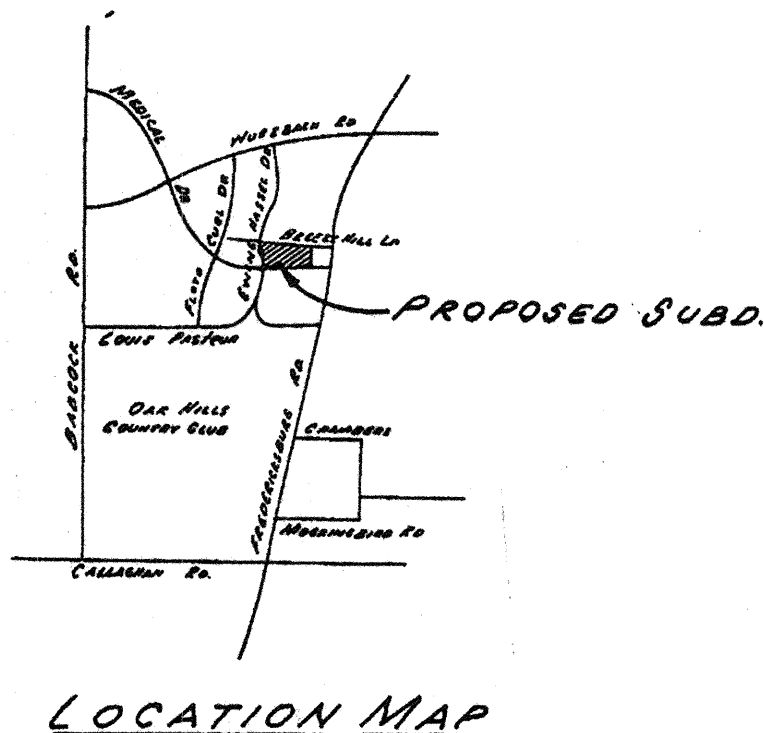
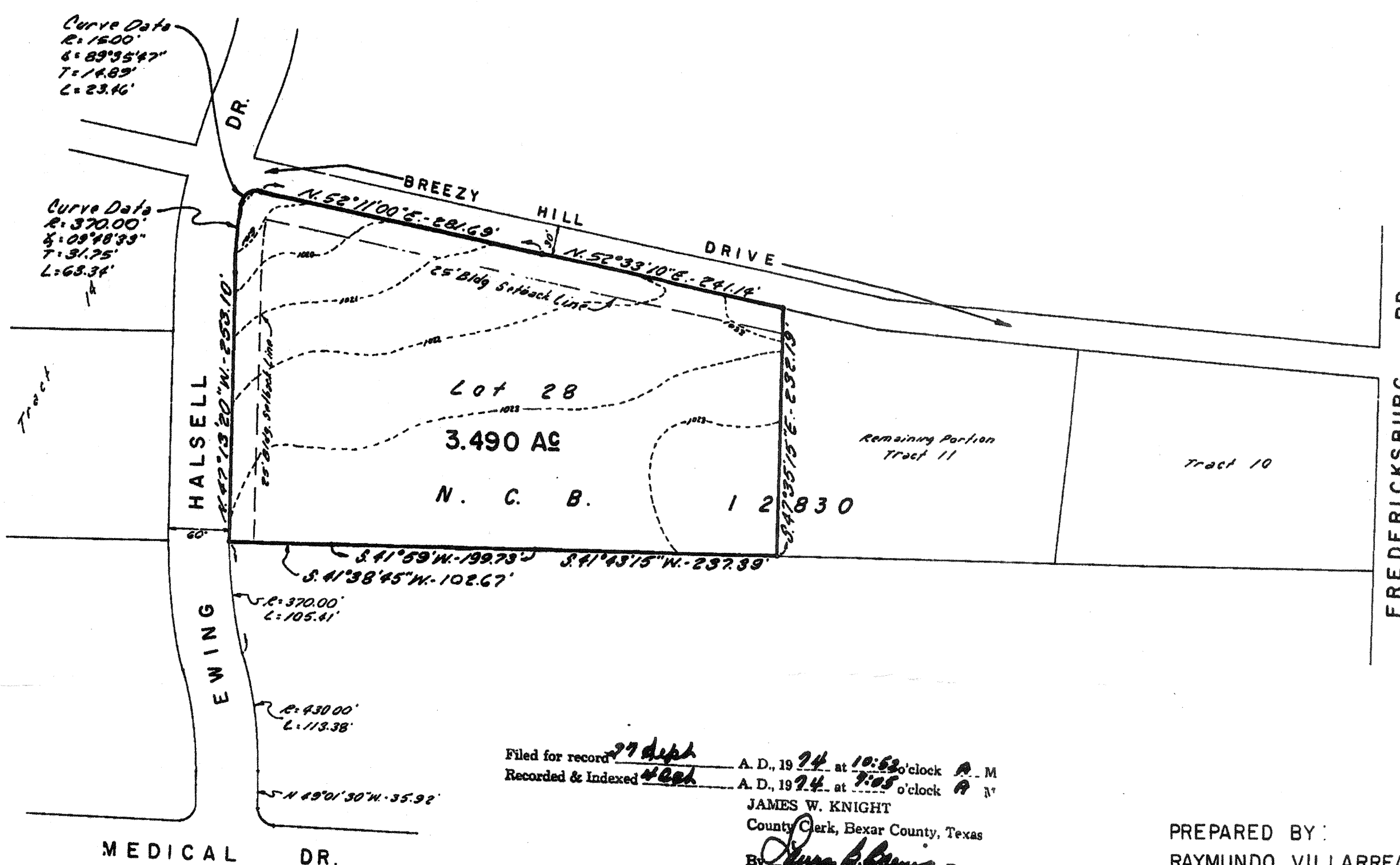


REVISED: 8/13/74

RECEIVED  
01 NOV -7 PM 4:15  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

736  
215

SCALE: 1"=100'



Filed for record 27 Sept A.D., 1974 at 10:55 o'clock A.M.  
Recorded & Indexed 4 Oct A.D., 1974 at 7:05 o'clock A.M.  
JAMES W. KNIGHT  
County Clerk, Bexar County, Texas  
By Laura B. Zapata Deputy

Note:  
Iron Pin Set on all lot corners.

PREPARED BY:  
RAYMUNDO VILLARREAL  
COUNTY SURVEYOR  
BEXAR COUNTY, TEXAS  
PHONE 223-1221  
MAY 1973

SUBDIVISION  
PLAT OF  
**NORMANDY TERRACE SUBDIVISION**  
BEING A 3.490 ACRE TRACT OF LAND OUT OF ABITRARY  
TRACTS 11, 12 AND 13, N.C.B. 12830, SAN ANTONIO, TEXAS.

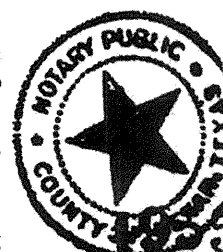
THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS  
SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO  
WHICH THIS APPROVAL IS REQUIRED.

DIRECTOR OF PUBLIC WORKS

BY: [Signature]

STATE OF TEXAS  
COUNTY OF BEXAR

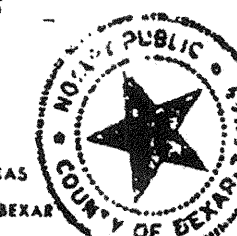
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
Ruskin C. Norman, M.D. KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED  
AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>th</sup> DAY OF May  
A.D. 1973



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Raymundo Villarreal  
REGISTERED PROFESSIONAL ENGINEER  
OR  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28<sup>th</sup> DAY OF May  
A.D. 1973



Laura B. Zapata  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I, [Signature] COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY  
THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION  
WAS FILED FOR RECORD IN MY OFFICE, ON THE 28<sup>th</sup> DAY OF May  
A.D. 1973 AT 10:55 M. AND DULY RECORDED THE 28<sup>th</sup> DAY OF May  
A.D. 1973 AT 7:05 M. IN THE RECORDS OF BOOK 4546  
OF SAID COUNTY, IN BOOK VOLUME 215 ON PAGE 215  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
DAY OF May A.D. 1973

SEP 27 1974

VOL 7300

215

VRP#01-11-036

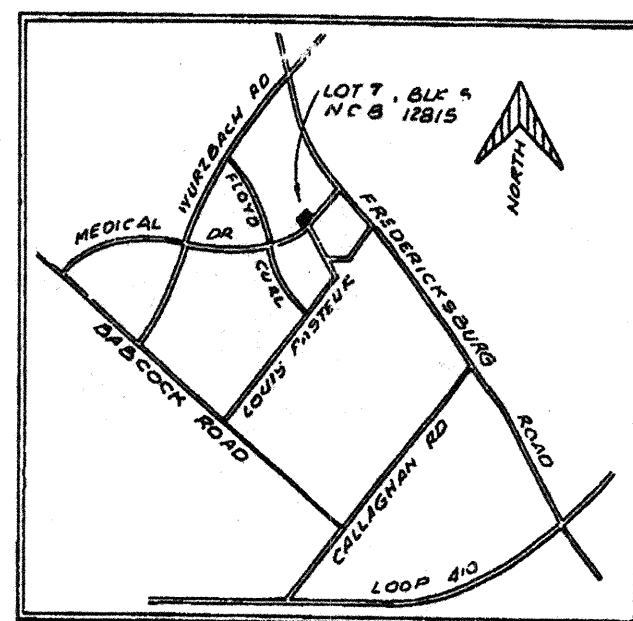
STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO,  
AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT  
WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL  
STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON  
SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Ruskin C. Norman, M.D.  
OWNER

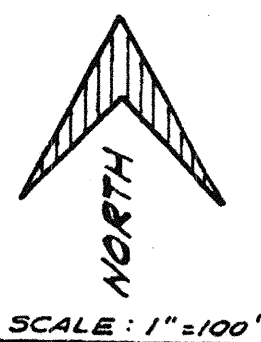
THIS PLAT OF NORMANDY TERRACE SUBDIVISION HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,  
TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.  
DATED THIS 11<sup>th</sup> DAY OF May A.D. 1974  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: Robert A. Smith  
CHAIRMAN  
BY: George D. Vannoy Jr.  
SECRETARY

DRWG. NO. 11208-5-73



LOCATION MAP



R. MARVIN SHIPMAN & CO.  
CONSULTING ENGINEERS  
SAN ANTONIO, TEXAS

Filed for record 9 July A.D., 19 73 at 9:31 o'clock A. M.  
Recorded & Indexed 16 July A.D., 19 73 at 11:17 o'clock A. M.  
JAMES W. KNIGHT  
County Clerk, Bexar County, Texas  
By Anna B. Brum Deputy

**VACATING PLAT  
OF A PORTION OF  
OAK HILLS PARK, UNIT -1**

BEING 2.092 ACRES OUT OF BLOCK 5, N.C.B. 12815,  
OAK HILLS PARK, UNIT -1, RECORDED IN VOLUME 3975  
PAGE 107 OF THE DEED AND PLAT RECORDS OF  
BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

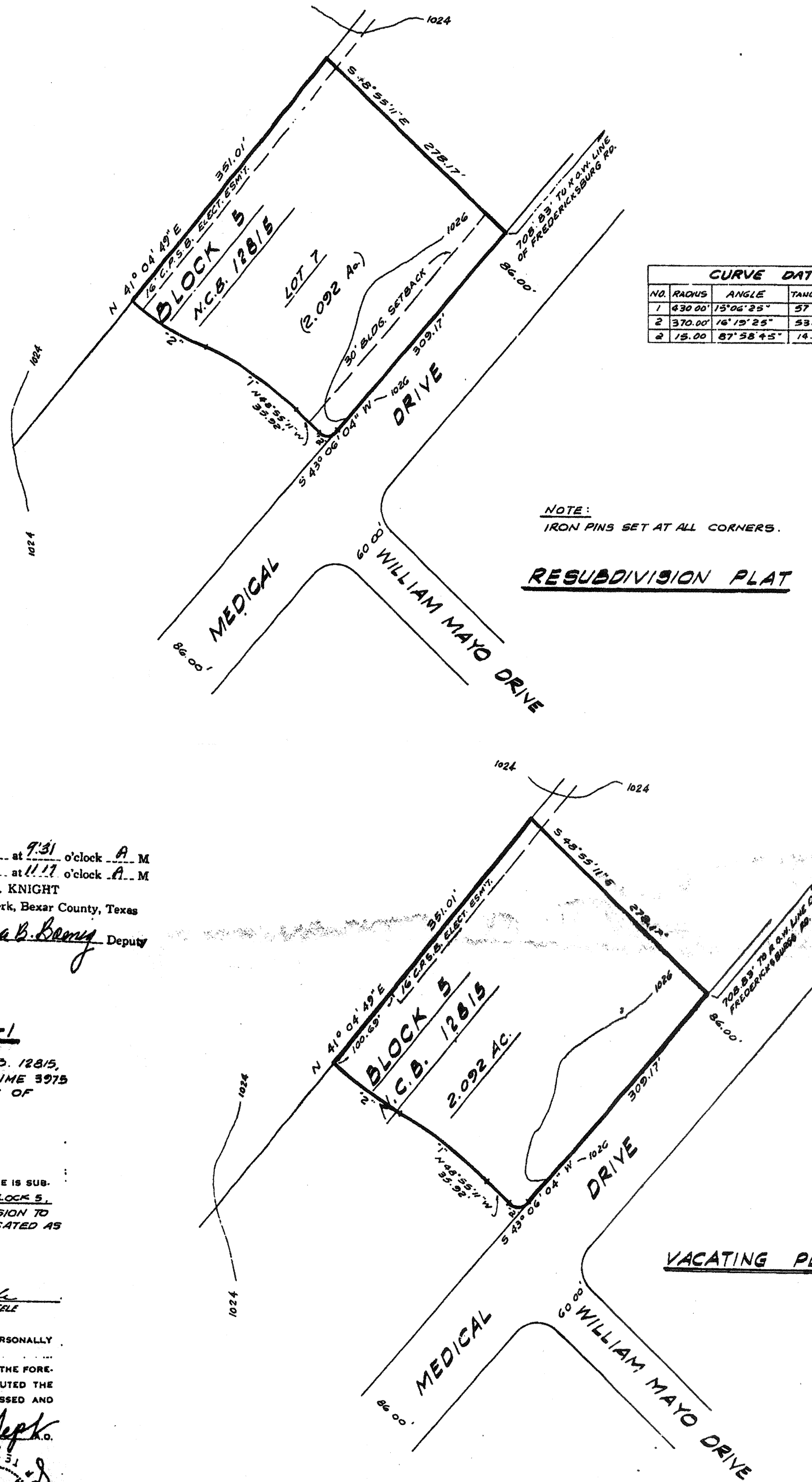
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUB-  
SCRIBED HERETO, DECLARES 2.092 ACRES OUT OF BLOCK 5,  
N.C.B. 12815, OAK HILLS PARK, UNIT -1 SUBDIVISION TO  
BE VACATED, AND ESTABLISHES THE AREA VACATED AS  
LOT 7, BLOCK 5, N.C.B. 12815.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORE-  
GOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE  
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND  
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF Sept A.D.

John L. Reynolds  
JOHN L. REYNOLDS  
BEXAR COUNTY, TEXAS



CURVE DATA				
NO.	RADIUS	ANGLE	TANGENT	LENGTH
1	430.00'	15° 02' 25"	57.02'	113.36'
2	370.00'	16° 19' 25"	53.07'	105.41'
2	15.00'	87° 58' 45"	14.48'	23.03'

NOTE:  
IRON PINS SET AT ALL CORNERS.

**RESUBDIVISION PLAT**

**RESUBDIVISION PLAT  
OF A PORTION OF  
OAK HILLS PARK, UNIT -1**

BEING LOT 7, BLOCK 5, N.C.B. 12815, OUT OF THE  
MANUEL TEJADA SURVEY NO. 89, BEXAR COUNTY  
TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUB-  
SCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT  
DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS,  
PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON  
SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED, EDGAR VON SCHEELE  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORE-  
GOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE  
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND  
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF Sept 1970.

STATE OF TEXAS  
COUNTY OF BEXAR

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT,  
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE  
SUPERVISION ON THE GROUND

SWORN AND SUBSCRIBED BEFORE ME THIS 11 DAY OF Sept 1970.

THIS PLAT OF Oak Hills Park #1 HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE  
CITY OF SAN ANTONIO, TEXAS AND IS APPROVED BY SUCH COMMISSION.

DATED THIS 23 DAY OF Sept 1970

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY  
THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF  
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY  
OF Sept A.D. 1970 AT 9:31 M. AND DULY RECORDED THE  
DAY OF Sept A.D. 1970 AT 11:17 M. IN THE RECORDS OF  
BOOK VOLUME 3975 ON PAGE 107  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.  
THIS 11 DAY OF Sept A.D. 1970

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: Anna B. Brum DEPUTY

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY  
CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS  
OF THE SUBDIVISION REGULATIONS AS TO WHICH HIS APPROVAL IS REQUIRED.



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

RECEIVED  
01 NOV -7 PM 4:15  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 NOV -8 AM 7:05

Permit File: # VRP01-11-036  
Assigned by city staff

Date: 11/16/01

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents ( i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit ).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

1. Owner/ Agent Koontz-McCombs, MHS, Ltd.
2. Address: 200 Concord Plaza, Suite 525, San Antonio, TX
3. Zip: 78216 Telephone # (210) 826-2600
4. Site location or address northwest corner of Ewing Halsell and Medical Dr.
5. Council District 8 ETJ      Over Edward's Aquifer Recharge ( ) yes (✓) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

August 17, 2001

0.490 ac Approval Date: 09/23/1970 / 09/11/1974 Plat recording Date: 07/16/1973 / 10/04/1973 Expiration Date: N/A Vol./Pg. \_\_\_\_\_ Volume 7000, Page 242 /

Volume 7300, Page 215

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

01 NOV -7 PM 4: 15

DEPT. OF PLANNING  
LOCAL DEVELOPMENT  
SERVICES DIVISION

• Others

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: KOONTZ / m<sup>c</sup> COMBS MHS, Ltd. Signature: see attached Date: 10/24/01

Sworn to and subscribed before me by on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, to certify which witness by hand and seal of office.

\_\_\_\_\_  
Notary Public, State of Texas, My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
City of San Antonio use



Approved



Disapproved

Review By: \_\_\_\_\_

Assistant City Attorney

Date: 11-9-01

VRP- 01-11-034

Plat Name: Oak Hills Park, Unit-1, Normandy Terrance Subdivision Plat # N/A

Acreage: 2.092 ac/3.490 ac Approval Date: 09/23/1970 / 09/11/1974 Plat recording Date:

07/16/1973 / 10/04/1973 Expiration Date: N/A

Vol./Pg. Volume 7000, Page 242 /

Volume 7300, Page 215

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: KOONTZ / M<sup>c</sup>COMBS MHS, Ltd. Signature: see attached Date: 10/24/01

Sworn to and subscribed before me by on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: \_\_\_\_\_

City of San Antonio use

☐ Approved

☐ Disapproved

Review By: \_\_\_\_\_ Date: \_\_\_\_\_

Assistant City Attorney

**KOONTZ/MCCOMBS MHS, LTD.,  
a Texas limited partnership**

By: KM MHS, LLC, its general partner

By: Methodist Healthcare System of San Antonio, Ltd.,  
a Manager

By: *John E. Hornbeak*  
John E. Hornbeak  
Chief Executive Officer

By: Koontz/McCombs, LLC,  
a Manager

By: *Scott J. Brymer*  
Scott J. Brymer  
Chief Operating Officer

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 5<sup>th</sup> day of November, 2001, by John E. Hornbeak, Chief Executive Officer of Methodist Healthcare System of San Antonio, Ltd., a Manager of KM MHS, LLC, as the general partner of Koontz/McCombs MHS, Ltd., a Texas limited partnership, on behalf of said partnership.



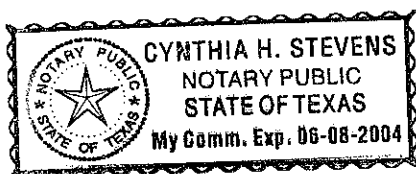
GIVEN under my hand and seal of office on this 5<sup>th</sup> day of November, 2001.

*Kathleen H. Black*  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of October, 2001, by Scott J. Brymer, Chief Operating Officer of Koontz/McCombs, LLC, a Manager of KM MHS, LLC, as general partner of Koontz/McCombs MHS, Ltd., a Texas limited partnership, on behalf of said partnership.

GIVEN under my hand and seal of office on this 23<sup>rd</sup> day of October, 2001.



*Cynthia H. Stevens*  
Notary Public, State of Texas



**KOONTZ MCCOMBS MHS, LTD.**

CITY OF SAN ANTONIO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
10-10-01	101001	KMMHS VACANT LAND	160.00		160.00
				NOV -7 PM 4:15 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION	
				DEPARTMENT OF PLANNING 01 NOV -8 AM 1:56	
CHECK DATE	10-23-01	CHECK NUMBER	1077	TOTAL >	160.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**KOONTZ MCCOMBS MHS, LTD.**

 755 E. MULBERRY, SUITE 100  
 SAN ANTONIO, TX 78212

 INTERNATIONAL BANK OF COMMERCE  
 SAN ANTONIO, TX

 30-1328 3  
 1140

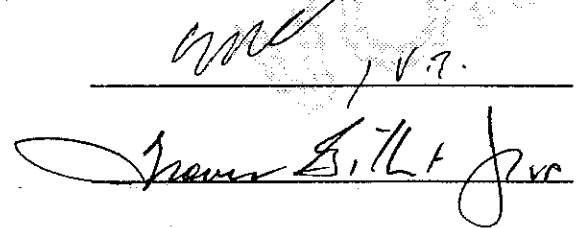
 DATE  
 October 23, 2001

 CHECK NO.  
 1077

 AMOUNT  
 \$\*\*\*\*\*160.00

Pay: \*\*\*\*\*One hundred sixty dollars and no cents

 PAY  
 TO THE  
 ORDER OF  
 CITY OF SAN ANTONIO



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈0001077⑈ ⑆114013284⑆011848601⑈

# TRANSMITTAL



**To:** City of San Antonio Planning Dept.

RECEIVED

Date: November 7, 2001

**Attn:** Mike Herrera

01 NOV - 7 PM 4:15

114 W. Commerce, 4<sup>th</sup> Floor

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

SAN ANTONIO, TX 78205

**Re:** Koontz-McCombs MHS Medical Drive Subd.

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 NOV - 8 AM 7:55

QUANTITY	DESCRIPTION
2	Vested Rights Permit Application
2	Copies of Plats Vol. 7000, Pg. 242 & Volume 7300, Pg. 215
1	(Original and Copy) Check for \$160.00
2	Exhibits

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS:** \_\_\_\_\_

\_\_\_\_\_ If you need additional information, please give us a call. Thank you for your assistance.

THANKS!

**From:** \_\_\_\_\_ Jorge E. Gomar  
(for Trey Marsh)

**Project No.:** 5228-02

**cc:** \_\_\_\_\_ File

O:\Users\JGOMAR\Transmittals\Transmittals.doc

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2390618

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 160.00  
INVOICE DATE 11/13/2001  
DUE DATE 11/13/2001

50-04-5573  
KOONTZ MCCOMBS MHS, LTD.  
755 E. MULBERRY, SUITE 100  
SAN ANTONIO, TX 78212

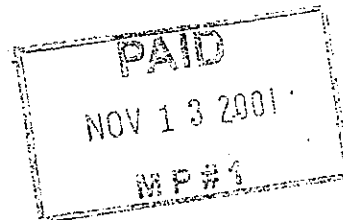
-----  
PHONE: (000) 000-0000

VESTED RIGHTS PERMIT  
VRP-01-11-036

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 11/13/2001 INVOICE 2390618 ACCOUNT 50-04-5573 DUE DATE 11/13/2001 OFFICE HOURS 7:45 - 4:30  
-----

-----  
LINE INDEX REF DESCRIPTION AMOUNT  
1 018838-001 DEVELOPMENT RIGHTS 160.00  
-----



-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 11/12/2001 CK. #1328 VESTED RIGHTS  
END 11/12/2001  
-----

-----  
PREVIOUS BAL 0.00 CURRENT CHARGES 160.00 NEW BALANCE 160.00 TOTAL AMT DUE 160.00  
-----

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1